

Weekly Market Activity Report

A RESEARCH TOOL REFLECTING RESIDENTIAL REAL ESTATE ACTIVITY WITHIN THE 77 OFFICIALLY DEFINED CHICAGO COMMUNITY AREAS PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



For Week Ending October 11, 2014

Data current as of October 20, 2014

As we turn toward the final and typically quietest quarter of the year, it is easy to wonder if we are destined to lose the stability that we have worked hard for throughout the U.S. However, gloomy considerations are readily put aside after considering a recent investigation by the International Monetary Fund into the real estate markets of other countries. It turns out that our national housing price-to-income ratio is fairly conservative. At this rate, we will soon stop talking about the process of housing recovery and just call it recovered.

SINGLE-FAMILY DETACHED

For the week ending October 11:

- New Listings increased 35.8% to 421
- Under Contract Sales increased 22.2% to 248
- Inventory decreased 8.4% to 4,407

For the month of September:

- Median Sales Price increased 11.4% to \$195,000
- Market Time decreased 15.2% to 78
- Pct of List Price Rec'd decreased 0.5% to 94.3%
- Months Supply decreased 7.1% to 5.2

SINGLE-FAMILY ATTACHED

For the week ending October 11:

- New Listings remained flat at 487
- Under Contract Sales increased 19.7% to 280
- Inventory increased 8.2% to 5,883

For the month of September:

- Median Sales Price increased 2.6% to \$279,500
- Market Time increased 2.9% to 72
- Pct of List Price Rec'd decreased 0.4% to 95.4%
- Months Supply increased 12.5% to 4.5

Quick Facts

+ 35.8%	0.0%	+ 22.2%	+ 19.7%	- 8.4%	+ 8.2%
<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>
Year-Over-Year Change New Listings		Year-Over-Year Change Under Contract		Year-Over-Year Change Homes for Sale	

Metrics by Week

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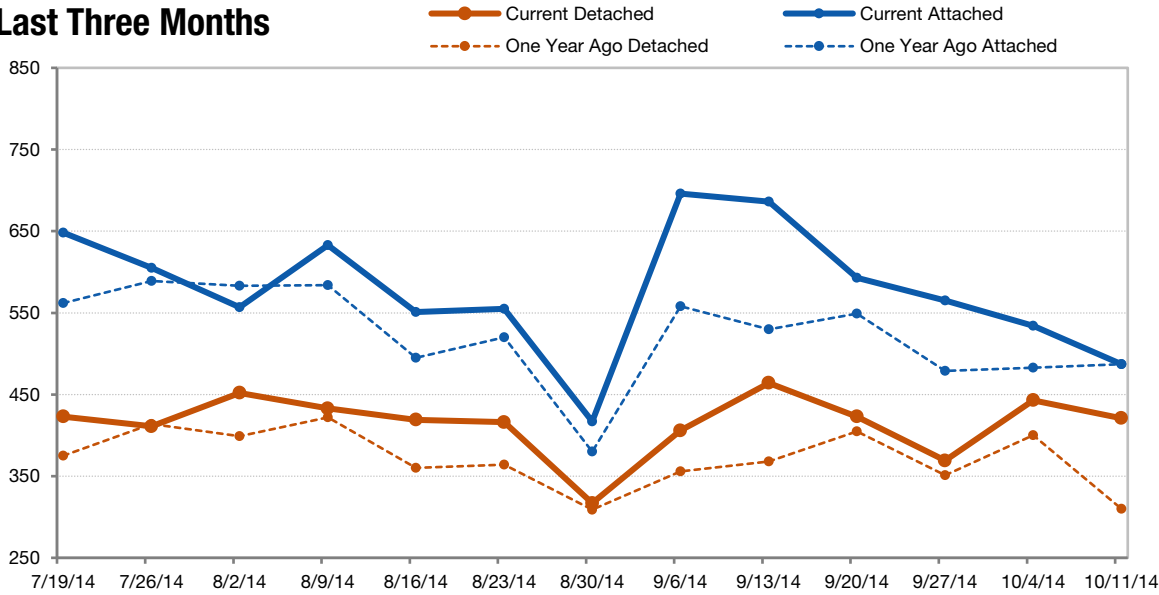
[Click on desired metric to jump to that page.](#)

New Listings

A count of the properties that have been newly listed on the market in a given month.

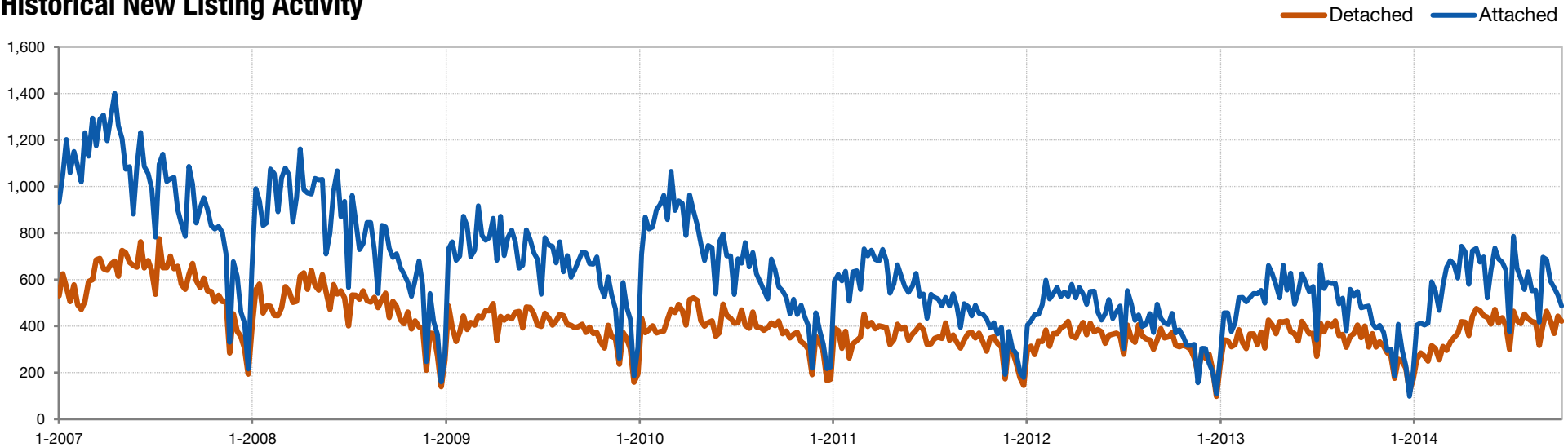


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/19/2014	423	+ 12.8%	648	+ 15.3%
7/26/2014	411	- 0.7%	605	+ 2.7%
8/2/2014	452	+ 13.3%	557	- 4.5%
8/9/2014	433	+ 2.6%	633	+ 8.4%
8/16/2014	419	+ 16.4%	551	+ 11.3%
8/23/2014	416	+ 14.3%	555	+ 6.7%
8/30/2014	317	+ 2.6%	417	+ 9.7%
9/6/2014	406	+ 14.0%	696	+ 24.7%
9/13/2014	464	+ 26.1%	686	+ 29.4%
9/20/2014	423	+ 4.4%	593	+ 8.0%
9/27/2014	369	+ 5.1%	565	+ 18.0%
10/4/2014	443	+ 10.8%	534	+ 10.6%
10/11/2014	421	+ 35.8%	487	0.0%
3-Month Avg.	415	+ 11.7%	579	+ 10.7%

Historical New Listing Activity

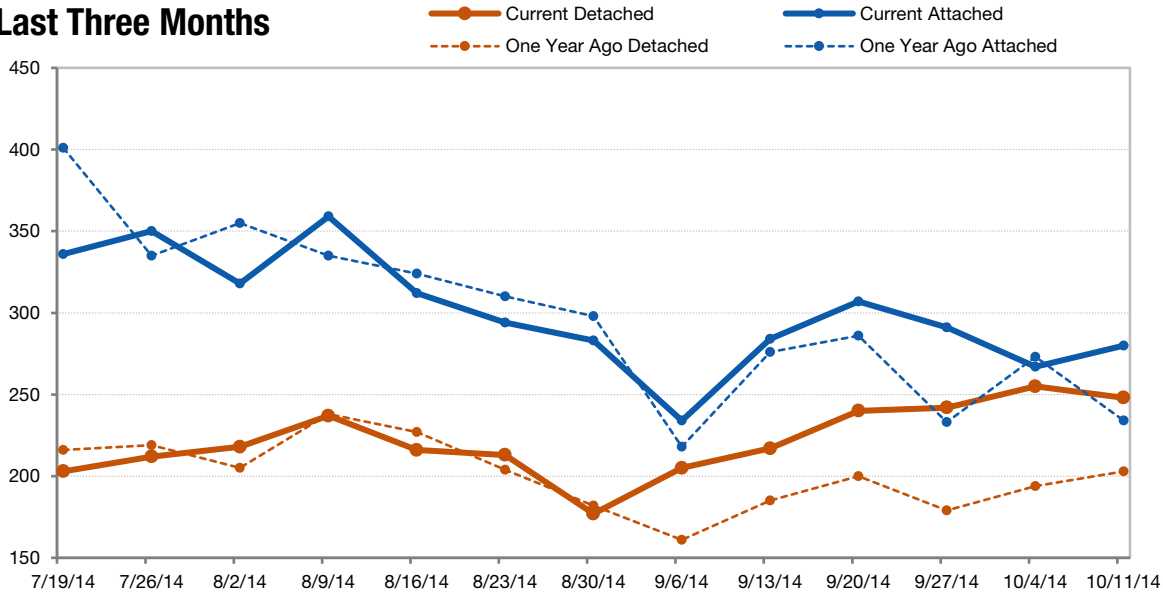


Under Contract

A count of the properties in either a contingent or pending status in a given month.

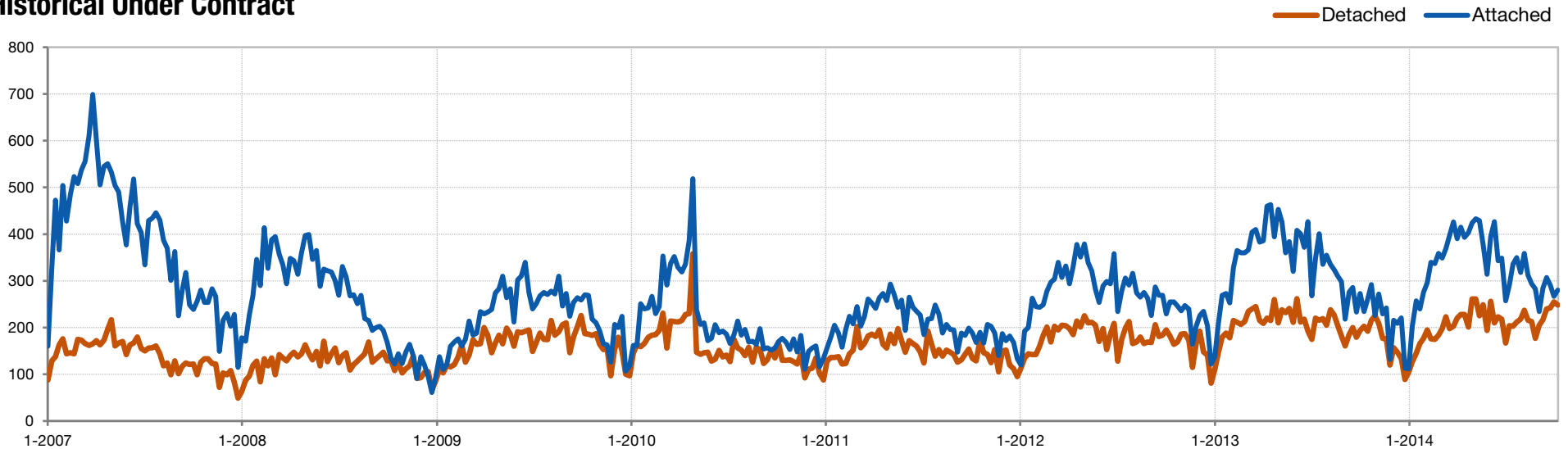


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/19/2014	203	- 6.0%	336	- 16.2%
7/26/2014	212	- 3.2%	350	+ 4.5%
8/2/2014	218	+ 6.3%	318	- 10.4%
8/9/2014	237	- 0.4%	359	+ 7.2%
8/16/2014	216	- 4.8%	312	- 3.7%
8/23/2014	213	+ 4.4%	294	- 5.2%
8/30/2014	177	- 2.7%	283	- 5.0%
9/6/2014	205	+ 27.3%	234	+ 7.3%
9/13/2014	217	+ 17.3%	284	+ 2.9%
9/20/2014	240	+ 20.0%	307	+ 7.3%
9/27/2014	242	+ 35.2%	291	+ 24.9%
10/4/2014	255	+ 31.4%	267	- 2.2%
10/11/2014	248	+ 22.2%	280	+ 19.7%
3-Month Avg.	222	+ 10.3%	301	+ 1.0%

Historical Under Contract

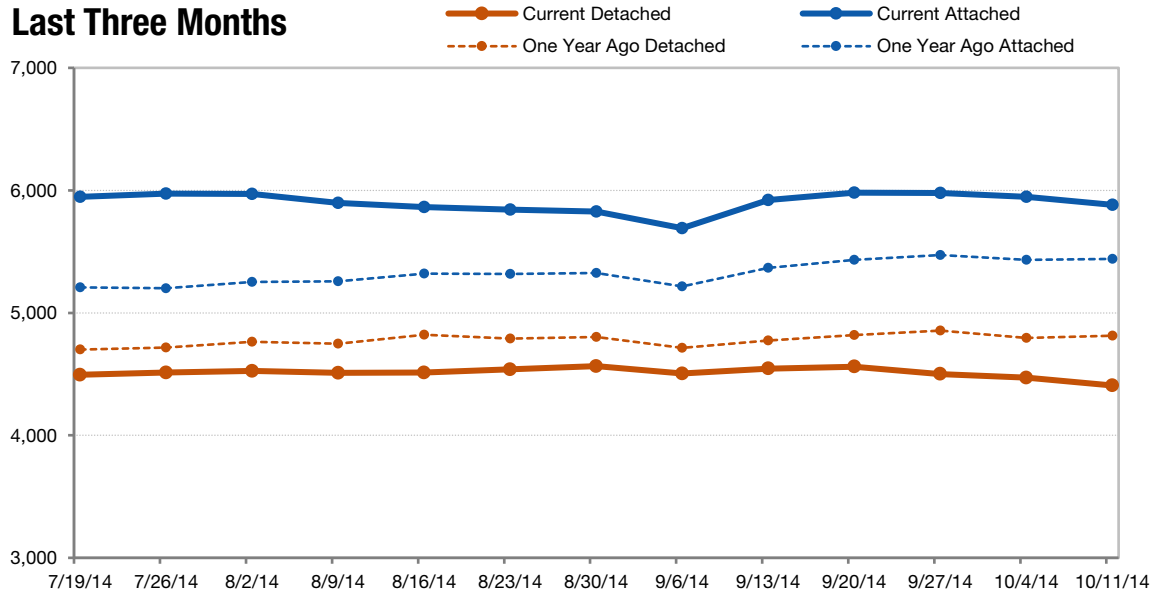


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

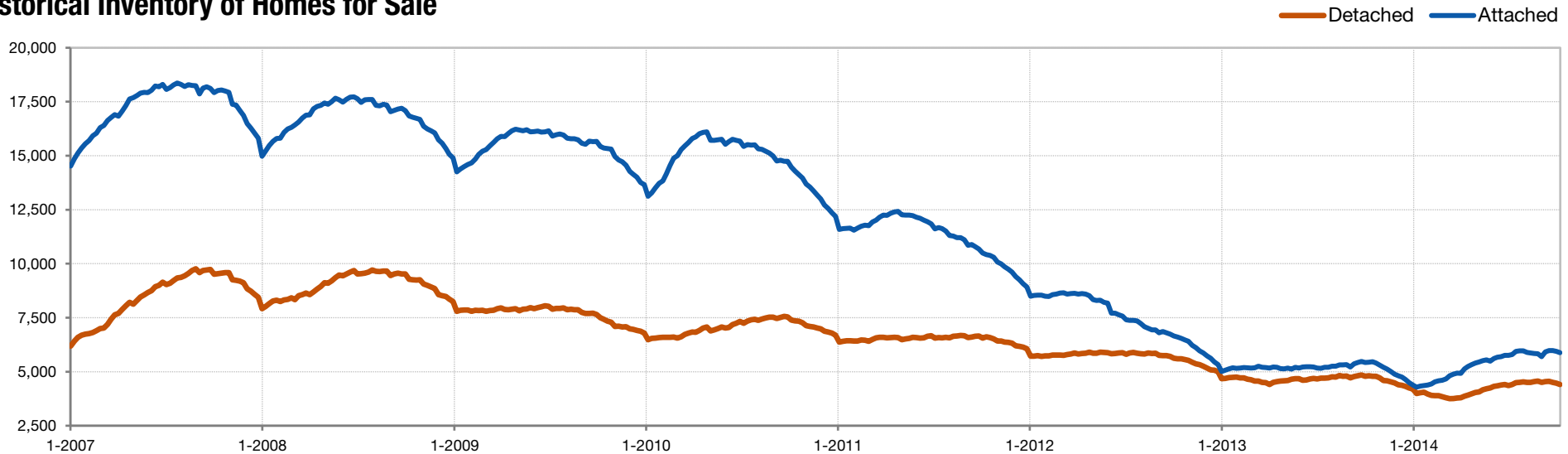


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/19/2014	4,494	- 4.4%	5,946	+ 14.1%
7/26/2014	4,512	- 4.3%	5,972	+ 14.8%
8/2/2014	4,525	- 5.0%	5,971	+ 13.7%
8/9/2014	4,510	- 5.0%	5,898	+ 12.2%
8/16/2014	4,512	- 6.4%	5,863	+ 10.2%
8/23/2014	4,538	- 5.3%	5,842	+ 9.9%
8/30/2014	4,565	- 5.0%	5,827	+ 9.4%
9/6/2014	4,504	- 4.5%	5,691	+ 9.1%
9/13/2014	4,545	- 4.8%	5,920	+ 10.3%
9/20/2014	4,560	- 5.4%	5,981	+ 10.1%
9/27/2014	4,501	- 7.3%	5,978	+ 9.2%
10/4/2014	4,470	- 6.8%	5,947	+ 9.5%
10/11/2014	4,407	- 8.4%	5,883	+ 8.2%
3-Month Avg.	4,511	- 5.6%	5,901	+ 10.8%

Historical Inventory of Homes for Sale

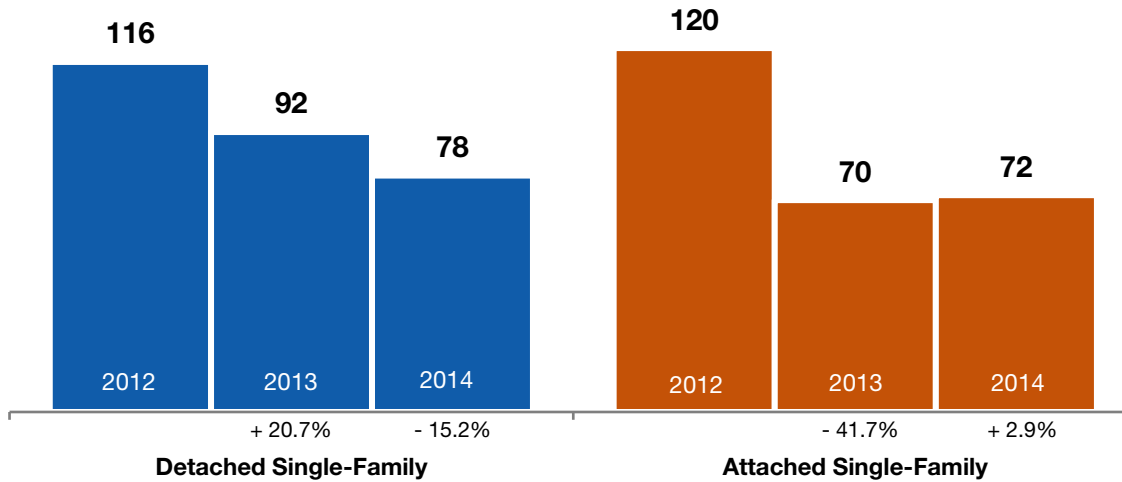


Market Time

Average number of days between when a property is listed and when an offer is accepted in a given month.

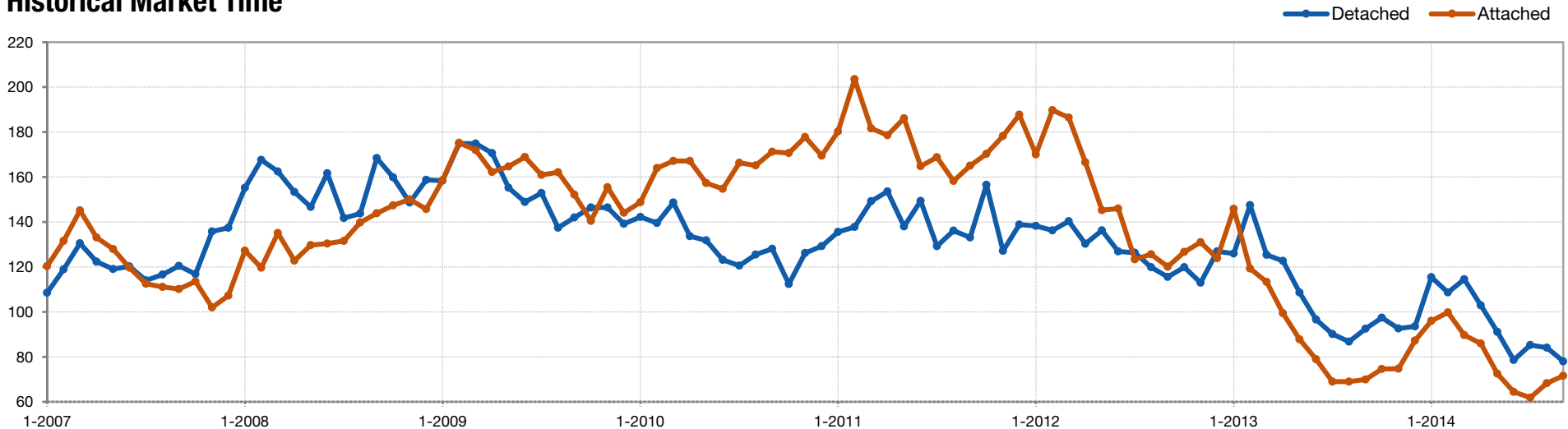


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2013	97	-19.2%	75	-40.9%
Nov-2013	93	-17.7%	75	-42.7%
Dec-2013	94	-26.0%	87	-29.8%
Jan-2014	115	-8.7%	96	-34.2%
Feb-2014	109	-26.4%	100	-16.0%
Mar-2014	115	-8.0%	90	-20.4%
Apr-2014	103	-16.3%	86	-13.1%
May-2014	91	-16.5%	72	-18.2%
Jun-2014	79	-18.6%	64	-19.0%
Jul-2014	85	-5.6%	62	-10.1%
Aug-2014	84	-3.4%	68	-1.4%
Sep-2014	78	-15.2%	72	+2.9%
Average	94	-15.3%	76	-21.0%

Historical Market Time

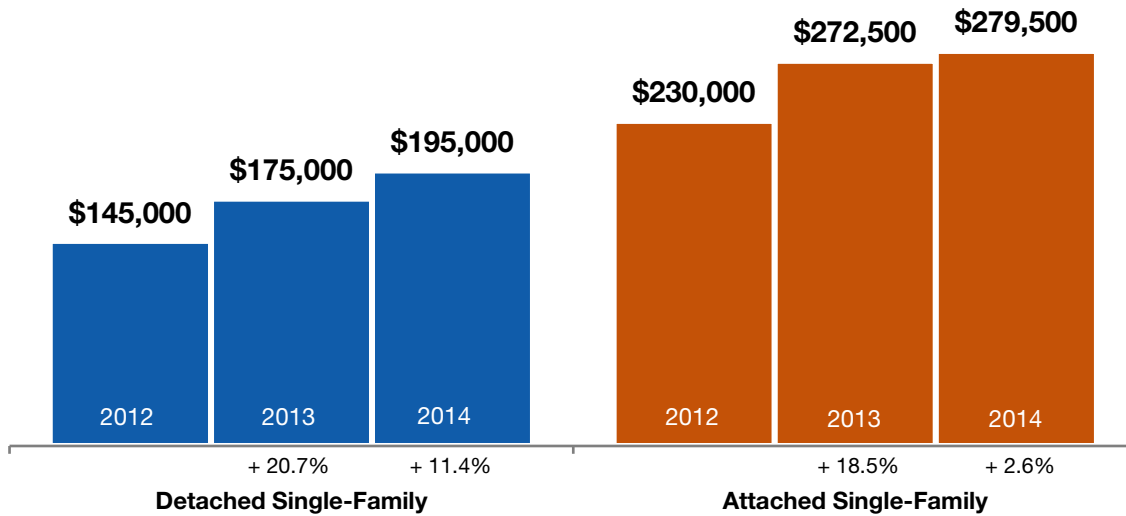


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

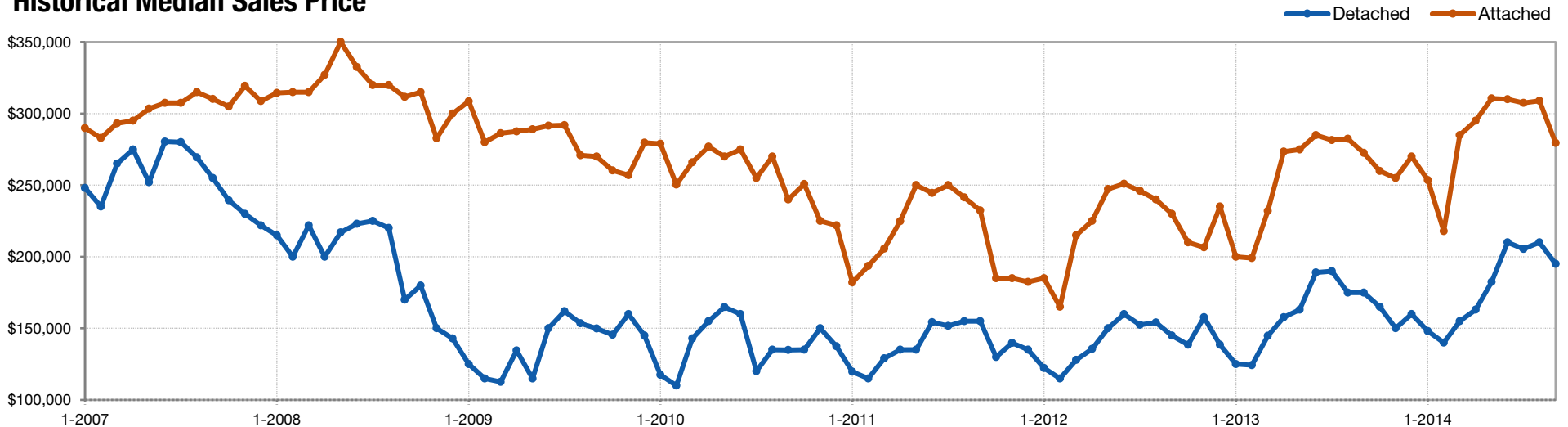


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2013	\$165,000	+ 19.1%	\$260,000	+ 23.8%
Nov-2013	\$150,000	- 4.9%	\$255,000	+ 23.5%
Dec-2013	\$160,000	+ 15.4%	\$270,000	+ 14.9%
Jan-2014	\$148,000	+ 18.4%	\$253,500	+ 26.8%
Feb-2014	\$140,000	+ 12.7%	\$217,950	+ 9.5%
Mar-2014	\$154,950	+ 7.0%	\$285,000	+ 22.8%
Apr-2014	\$163,000	+ 3.3%	\$295,000	+ 7.9%
May-2014	\$182,500	+ 12.0%	\$310,500	+ 13.0%
Jun-2014	\$210,000	+ 11.1%	\$310,000	+ 8.8%
Jul-2014	\$205,500	+ 8.2%	\$307,500	+ 9.2%
Aug-2014	\$210,000	+ 20.1%	\$309,000	+ 9.4%
Sep-2014	\$195,000	+ 11.4%	\$279,500	+ 2.6%
Median	\$175,000	+ 10.4%	\$287,450	+ 12.6%

Historical Median Sales Price

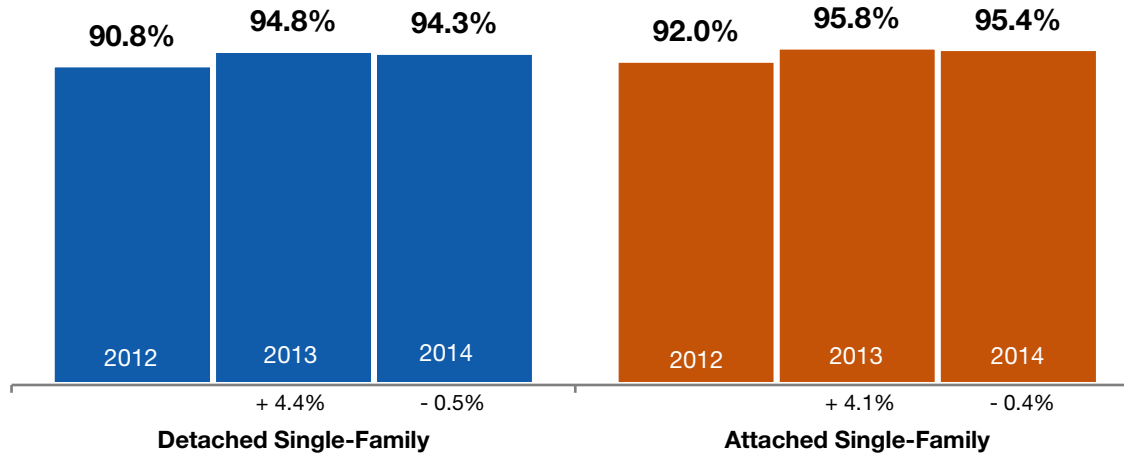


Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

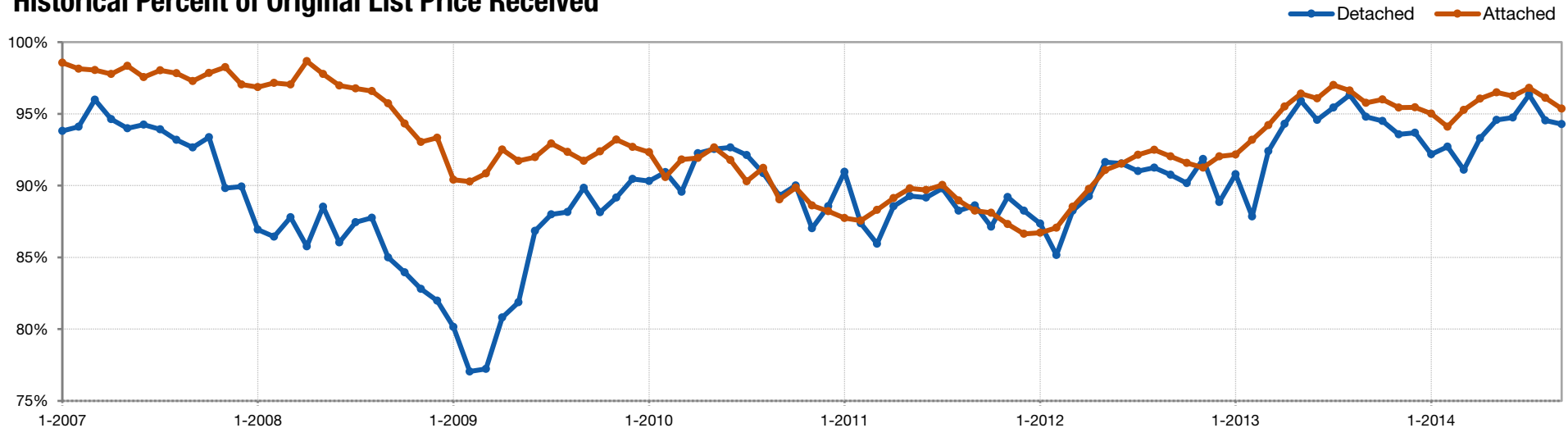


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2013	94.5%	+ 4.8%	96.0%	+ 4.8%
Nov-2013	93.6%	+ 2.0%	95.4%	+ 4.5%
Dec-2013	93.7%	+ 5.5%	95.5%	+ 3.8%
Jan-2014	92.2%	+ 1.5%	95.0%	+ 3.0%
Feb-2014	92.7%	+ 5.5%	94.1%	+ 1.0%
Mar-2014	91.1%	- 1.4%	95.3%	+ 1.2%
Apr-2014	93.3%	- 1.1%	96.1%	+ 0.6%
May-2014	94.6%	- 1.4%	96.5%	+ 0.1%
Jun-2014	94.7%	+ 0.1%	96.2%	+ 0.1%
Jul-2014	96.3%	+ 0.9%	96.8%	- 0.2%
Aug-2014	94.5%	- 1.9%	96.1%	- 0.5%
Sep-2014	94.3%	- 0.5%	95.4%	- 0.4%
Average	94.0%	+ 0.8%	95.9%	+ 1.1%

Historical Percent of Original List Price Received

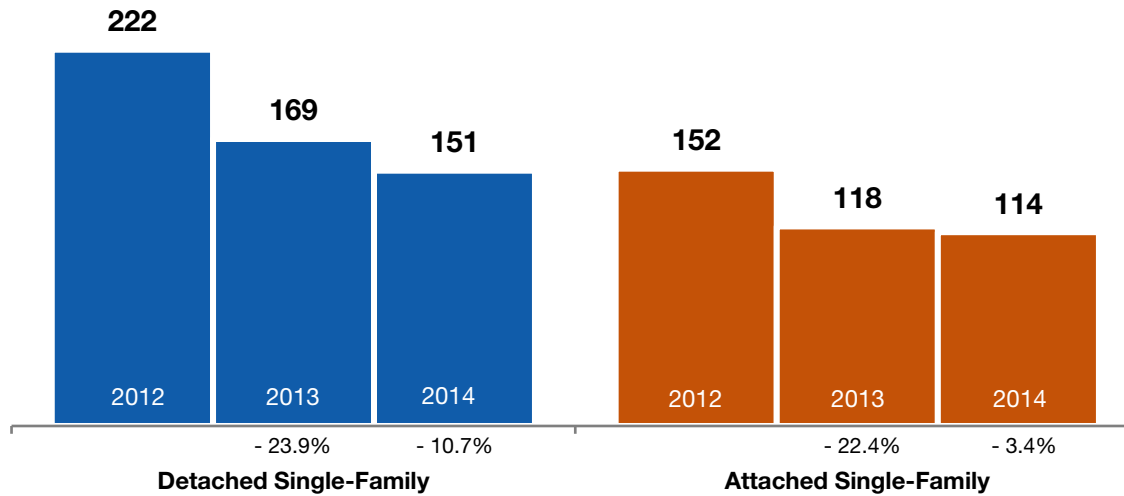


Housing Affordability Index

This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

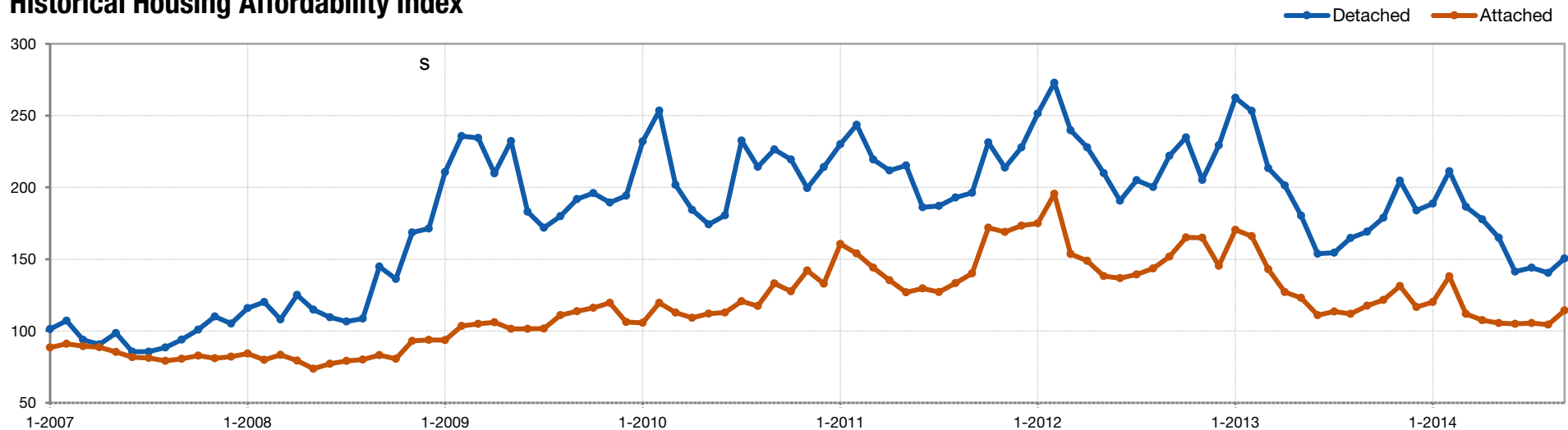


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2013	179	- 23.8%	122	- 26.1%
Nov-2013	205	0.0%	131	- 20.6%
Dec-2013	184	- 19.7%	117	- 19.3%
Jan-2014	189	- 27.9%	120	- 29.4%
Feb-2014	211	- 16.6%	138	- 16.9%
Mar-2014	187	- 12.2%	112	- 21.7%
Apr-2014	178	- 11.4%	108	- 15.0%
May-2014	165	- 8.3%	106	- 13.8%
Jun-2014	141	- 8.4%	105	- 5.4%
Jul-2014	144	- 6.5%	106	- 7.0%
Aug-2014	140	- 15.2%	105	- 6.3%
Sep-2014	151	- 10.7%	114	- 3.4%
Average	173	- 13.4%	115	- 15.4%

Historical Housing Affordability Index

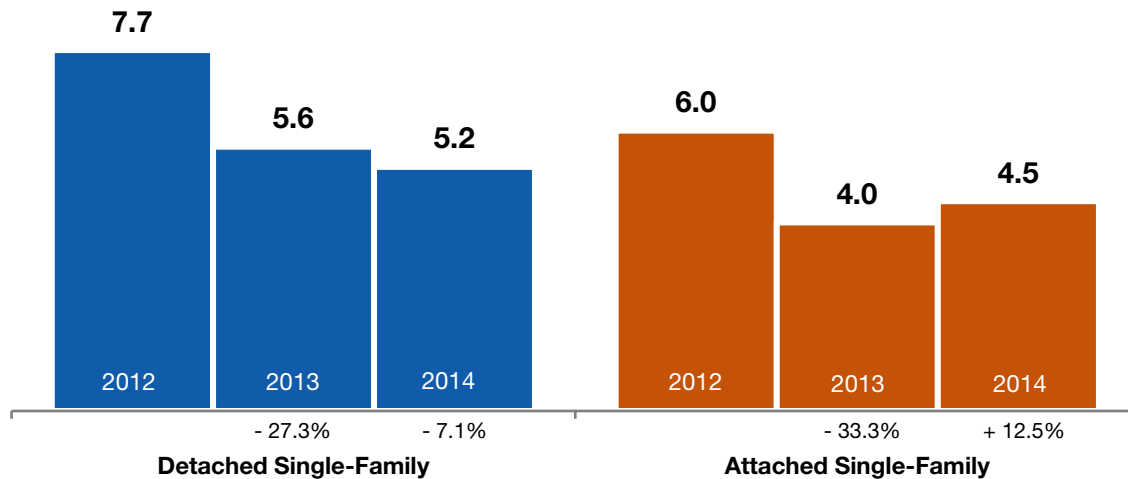


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2013	5.4	- 26.0%	3.9	- 29.1%
Nov-2013	5.1	- 25.0%	3.5	- 30.0%
Dec-2013	4.7	- 23.0%	3.1	- 27.9%
Jan-2014	4.5	- 26.2%	3.2	- 25.6%
Feb-2014	4.5	- 22.4%	3.4	- 20.9%
Mar-2014	4.5	- 18.2%	3.6	- 14.3%
Apr-2014	4.8	- 14.3%	4.0	0.0%
May-2014	5.1	- 10.5%	4.2	+ 2.4%
Jun-2014	5.2	- 8.8%	4.3	+ 10.3%
Jul-2014	5.4	- 3.6%	4.5	+ 15.4%
Aug-2014	5.4	- 1.8%	4.3	+ 10.3%
Sep-2014	5.2	- 7.1%	4.5	+ 12.5%
Average	5.0	- 16.5%	3.9	- 9.2%

Historical Months Supply of Inventory

